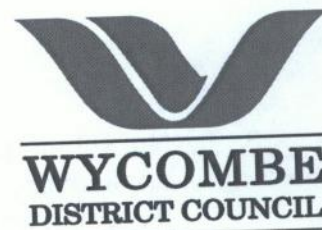


Town and Country Planning Act 1990

Town and Country Planning
(Development Management Procedure) (England) Order 2015



Agent :

R Clarke Planning Ltd
Kewferry Farm Rickmansworth Road
Northwood
HA6 2RF
UK

Applicants Details :

Mr R Clarke
c/o agent

In pursuance of its powers under the above-mentioned Act and Orders the Wycombe District Council as Local Planning Authority hereby PERMIT:-

Proposal: Erection of 2 x 6-bed detached dwellings & 1 x 4-bed detached dwelling following removal of existing buildings with associated car parking and creation of new access from Hedsor Road

At: Herons Rest
Hedsor Road
Bourne End
Buckinghamshire
SL8 5DP

In accordance with your application received on 22.11.2016 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 010 Rev 01, 011, 100 Rev 04, 201 Rev 01, 202 Rev 01, 203 Rev 01, 301 Rev 01, 302 Rev 01, 303 Rev 01, 304 Rev 01, 305 Rev 01, 306 Rev 01, 307 Rev 01, 400 Rev 01, 401 Rev 01 and 402 Rev 01 and Tree Protection Plan; unless the Local Planning Authority otherwise first agrees in writing.
Reason:
In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. The details shall include painted timber joinery, natural slate and orange clay ridge tiles for the roofs and black metal rainwater goods. Thereafter, the development shall not be carried out other than in accordance with the approved details. All brick detailing shall be carried out in accordance with the details shown on drawing no. 306 Rev 01. A sample panel for the proposed brickwork detailing, which shall accord with the details shown on drawing no. 306 Rev 01, shall be constructed on site prior to the commencement of the construction of the external walls of the houses and construction shall not proceed before the sample panel has been approved in writing by the Local Planning Authority. The sample panel shall be retained on site until the external walls are completed.

Reason:

To secure a satisfactory external appearance in this conservation area location.

- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details. The surfacing materials for the access, driveways, paths and terraces shall be permeable.

Reason:

To secure a satisfactory appearance and ensure the surfaces are permeable to surface water.

- 5 The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment by Water Environment Limited dated July 2017 submitted as part of the application, including the implementation of the following mitigation measures detailed within the FRA:

1. Provision of compensatory flood plain storage as shown in tables 3 and 4.
 2. Finished floor levels to be set no lower than 28.07 metres above Ordnance Datum.
- The mitigation measures shall be fully implemented prior to the occupation of any of the dwellings hereby permitted and in accordance with the timing / phasing arrangements embodied within the scheme outlined in the FRA, unless the Local Planning Authority has first agreed in writing to any variation.

Reason:

To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

6 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, including the installation of tree protection measures prior to any development on the site, including site clearance, and any permitted works place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion

Reason:

To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

7 The development shall not be occupied before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the retention of important trees and shrubs and the provision for;

- * screen planting on the boundaries between the plots;
- * structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment
- * planting within the 10 metre river buffer zone to secure ecological enhancement of the river corridor

The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity and to ensure a satisfactory standard of landscaping which contributes to ecological enhancement along the river corridor.

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason:

In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 9 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. The details shall include means of enclosure between the plots but not encroaching into the 10 metre buffer zone to the River Wye and the retention of the wall on the south boundary to Herons Rest.
Reason:
To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 10 Prior to the occupation of any of the houses hereby permitted the roadside boundary wall to Hedsor Road shall be altered and repaired to match the existing wall in accordance with the details shown on drawing 100 Rev 04 and 307 Rev 01 and detailed sectional drawings which have first been submitted to and approved in writing by the Local Planning Authority. The existing piers shall be retained and re-used and the new piers shall match the existing piers and be in accordance with detailed drawings which have first been submitted to and approved in writing by the Local Planning Authority. The proposed materials for the repair of the shall be first submitted to and approved in writing by the Local Planning Authority. The development shall not proceed other than in accordance with the approved details.
Reason:
To ensure that the alteration and repair to this significant wall is carried out in a manner appropriate to this conservation area location.
- 11 No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001.
Reason:
In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 12 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason:
To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.
- 13 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason:
In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, C, D, E, F of Part 1 and Class A of Part 2 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason:

In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality in view of the location of the site in a conservation area, a flood risk area and adjacent to the River Wye.

- 15 Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor flank elevation of the dwelling on plot 3 shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason:

In the interests of the amenity of neighbouring properties.

- 16 Notwithstanding any indication otherwise given on the plans hereby permitted, the rooflights in the side facing roofslopes of the dwellings hereby permitted shall have a minimum internal cill height of 1.7 metres above finished floor level. The window(s) shall thereafter be retained as such.

Reason:

In the interests of the amenity of neighbouring properties.

- 17 Prior to the commencement of development on site, including any site clearance, a protective barrier shall be erected in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority to fence off the 10 metre buffer zone to the River Wye. This area shall at no time be used for the storage of materials, plant or the siting of temporary buildings or the parking of site operatives vehicles or delivery vehicles. The protective barrier shall be retained in accordance with the approved details until all construction work, including surfacing, has been completed.

Reason:

To ensure the protection of the river corridor during construction. A pre-commencement condition is necessary to ensure the protection measures are in place before development begins on site.

- 18 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no gates, fences, walls or other means of enclosure other than those shown on the approved plan shall be erected upon the sites vehicular access.

Reason:

To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.

- 19 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason:

This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

INFORMATIVE(S)

- 1 In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:
 - * offering a pre-application advice service,
 - * as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - * by adhering to the requirements of the Planning & Sustainability Customer Charter.In this instance the applicant was advised of issues raised by the Environment Agency and of concerns regarding design and scale of the buildings. The applicant submitted a revised Flood Risk Assessment and amended plans in response which addressed these issues. The application was determined in accordance with the timescale agreed with the applicant.
- 2 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Transport for Buckinghamshire at the following address for information:-

Development Management, Buckinghamshire County Council, 9th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire, HP20 1UY
- 3 It is contrary to the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.
- 4 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

- 5 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 6 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

Dated: 22 September 2017

Penelope Tollitt

PENELOPE TOLLITT

Head of Planning and Sustainability
For and on behalf of the Council

FURTHER INFORMATION:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN . Tel: 0303 444 5000,
e-mail: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.